

# P&Z / BUILDING DEPARTMENT MARCH 2018 MONTHLY REPORT

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## P&Z COMMISSION MEETING MARCH 27, 2018

Present: Planning and Zoning Commissioners Sarah Murphy, Debi Renfroe, Brett Nolan, Toby Spencer and Ken Collins.

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, and Administrative Assistant Geneva Walker.

1. Approval of Minutes from the February 20, 2018 called meeting. *Motion to approve – Collins, Second –Renfroe **Approved unanimously.***

Approval of Minutes from the February 27, 2018 regular meeting. *Motion to approve - Renfroe, Second – Collins **Approved unanimously.***

### **OLD BUSINESS:**

2. Amendment to Chapter 94 Sec. 94-165 (2) pertaining to nonresidential and residential uses combined in one structure. *Motion to approve Amendment. –Collins, Second – Renfroe. **Approved unanimously.***

### **NEW BUSINESS:**

3. J&R Clothing – J&R Clothing, Highway 54 West, Parcel ID Number 0522 046 - Development Plans to construct a 22,000 square feet retail center. Variance request to reduce the required 45 feet highway buffer to 25 feet. File #17-017. *Motion to approve Variance Request—Collins, Second Nolan. **Approved unanimously.***

*Motion to approve Development Plans with the following condition:*

1. The applicant work with staff to correct any outstanding issues. – Nolan, Second Spencer. ***Approved unanimously.***
4. Williams Property – 1129 & 1137 Hwy 54 W. – Parcel ID Numbers 0521 088, 0521 077, 0521 005, 0521 016 and 0528 043 – Rezoning Application from R70 (Single Family Residential) to PCD (Planned Community Development) for Mixed-Use Development. File #18-005. Applicant requests to table to April 26, 2018 meeting. ***Applicant request to table to April 26, 2018 meeting.*** *Motion to table to April 26, 2018 Meeting –Collins, Second Nolan. **Approved unanimously.***

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5. Cool Running's International – Hwy 85 North – Parcel ID 0545 050 – Development Plans for construction of Office Headquarters and Warehouse. File #18-006. [Motion to table to April 26, 2018 Meeting –Renfroe, Second Spencer. \*\*Approved unanimously.\*\*](#)
6. Maggie's Place – 740 Hwy 54 East – Parcel ID 0524 025– Preliminary Plat application for 21 detached single-family lots. File #18-009. [Motion to table to April 26, 2018 Meeting – Nolan, Second Collins. \*\*Approved unanimously.\*\*](#)

### **WORK SESSION ITEMS:**

NONE

### **STAFF REPORTS:**

Ms. Prince reported that Pinewood Forest site development plans will not go before the P&Z Commission but will be staff review only per the revised Development Agreement approved by Mayor and City Council on March 15, 2018. Planning staff will keep the P&Z Commission informed of submittals for informational purposes.

[Adjourn: Chair Murphy called for a motion to Adjourn.](#)

[Motion: Spencer](#)

[Seconded: Renfroe](#)

[Vote: Unanimous](#)

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### **ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY**

No Art & Architectural Advisory Committee activity for the month of March 2018.

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	RETAIL	INDUSTRIAL	OFFICE
2 <sup>nd</sup> Q 2017	5.92%	7.00%	9.32%
3 <sup>rd</sup> Q 2017	5.77%	7.00%	8.73%
4 <sup>th</sup> Q 2017	5.77%	7.00%	8.73%
1 <sup>st</sup> Q 2018	6.78%	7.00%	8.73%

Overall Vacancy Rate = 7.28%

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Projects Reviewed by the Planning and Zoning Commission			
Project Type	March 2018	2018 YTD Total	2017 YTD Total
Annexation and Rezoning	0	0	3
Rezoning	0	1	4
Preliminary Plat	1	3	1
Site Development Plan	1	6	8
Elevation Plan	0	0	8
Variance	1	4	6
Special Exception	0	1	8
Amendment to the Zoning Ordinance	1	3	0
Amendments to other ordinances or Bylaws	0	0	4
Comprehensive Plan Text or Future Land Use Map Update	0	0	1
Other permits requiring P&Z approval	0	1	0
<b>Totals</b>	<b>4</b>	<b>19</b>	<b>43</b>

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**BUILDING PERMIT ACTIVITY REPORT  
March 2018**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2018	YEAR TO DATE 2017
100	Permits/Inspection Fees	\$29,694.82	\$100,279.53	\$65,094.97
6	Impact Fees	\$9,742.32	\$252,665.76	\$68,253.04
106	<b>TOTALS</b>	<b>\$39,437.14</b>	<b>\$352,945.29</b>	<b>\$133,348.01</b>

NEW RESIDENTIAL ACTIVITY			
		March 2018	YEAR TO DATE 2018
New Single Family Permits Issued		8	21
Single Family CO's Issued		12	28

**FORECLOSURE STATISTICS**

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

2017		
	Total	Avg
Listed	22	1.83
Actual	11	0.92

CITY OF FAYETTEVILLE FORECLOSURE 2018														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	4	2	3											3
Actual	1	0	1											0.67

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### SUBDIVISION LOTS PERMIT STATUS 2000 – 3/31/2018

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	40	5
The Villages at Lafayette	January 2002	173	113	60
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	43	8
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forest Phase 1	March 2017	166	47	119
Oakleigh Manor	October 2016	77	26	51
<b>TOTAL</b>	<b>TOTALS</b>	<b>1199</b>	<b>954</b>	<b>245</b>